



330 Hough Fold Way, Bolton
£500,000

Miller Metcalfe
Every step of the way

330 Hough Fold Way

Bolton

This impressive four-bedroom family home offers a superb blend of contemporary design and versatile living, making it an ideal choice for growing families or those who love to entertain.

Upon entering, you are welcomed by an inviting hallway leading to a generous lounge featuring a charming log burner before opening into the heart of the home – a stunning open-plan living space flooded with natural light. Stylish bi-fold doors seamlessly connect the interior with the beautifully landscaped rear garden, creating the perfect indoor-outdoor lifestyle.

The modern kitchen has been thoughtfully designed with high-quality fixtures and fittings, centred around an impressive walnut breakfast island that provides both a practical workspace and sociable gathering point. Ample storage, together with a separate utility area for the washing machine and dryer, ensures everyday functionality. A separate dining room offers an elegant setting for entertaining while also providing the flexibility to be used as a playroom, snug or home office.

The first floor is equally impressive, with the principal bedroom forming a true retreat. Complete with wrap-around fitted wardrobes, a luxurious en-suite featuring both a standalone bath and separate shower, and a Juliet balcony enjoying picturesque views over Harwood Vale, it offers both comfort and style. Two further double bedrooms provide spacious accommodation, one benefiting from direct access to a contemporary Jack and Jill bathroom finished with quality fittings and elegant tiling. The fourth bedroom offers flexibility as a child's room, nursery or home office, making the layout ideal for modern family living.

Outside, the beautifully landscaped rear garden has been thoughtfully arranged across four split levels, creating a series of distinct outdoor spaces perfect for both relaxation and entertaining. Directly accessed from both the bi-fold doors and French doors from the kitchen, the expansive decked terrace is ideal for al fresco dining and summer gatherings. Beyond this, each level reveals its own character, with stylish seating areas, mature planting, a productive vegetable patch and a covered pergola that creates an exceptional entertaining space throughout the seasons. The garden enjoys an excellent degree of privacy and is not overlooked, offering a peaceful setting for family life.

To the front, a double-width driveway provides off-road parking. Additional practical features include a storage shed, greenhouse with the benefit of fitted solar panels and

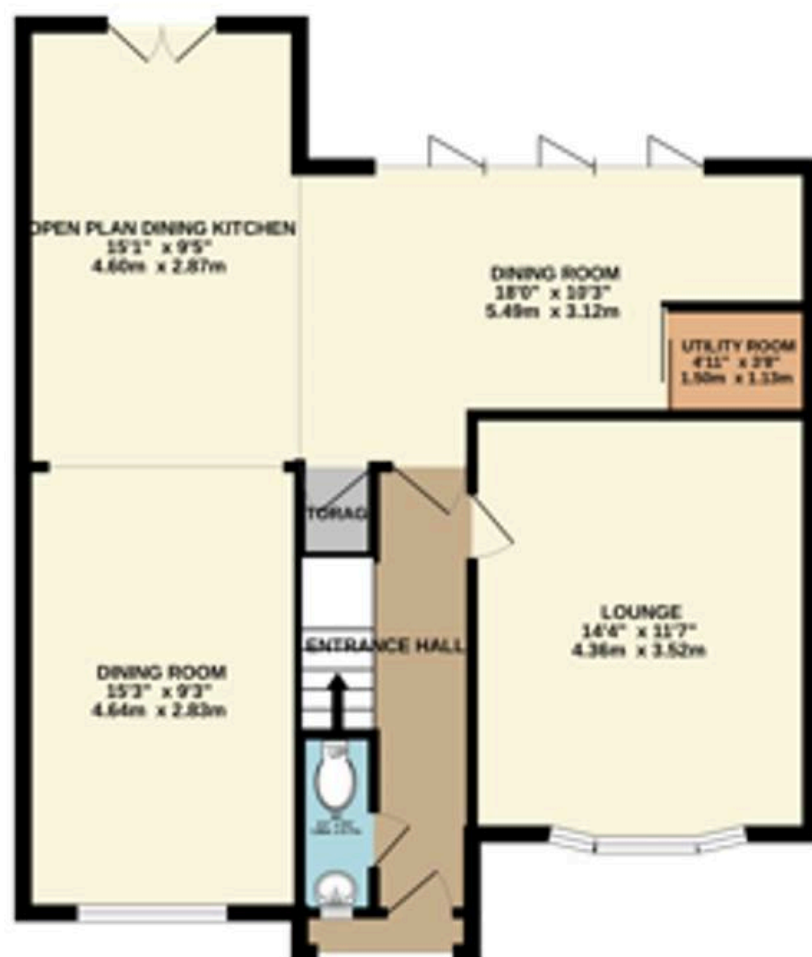




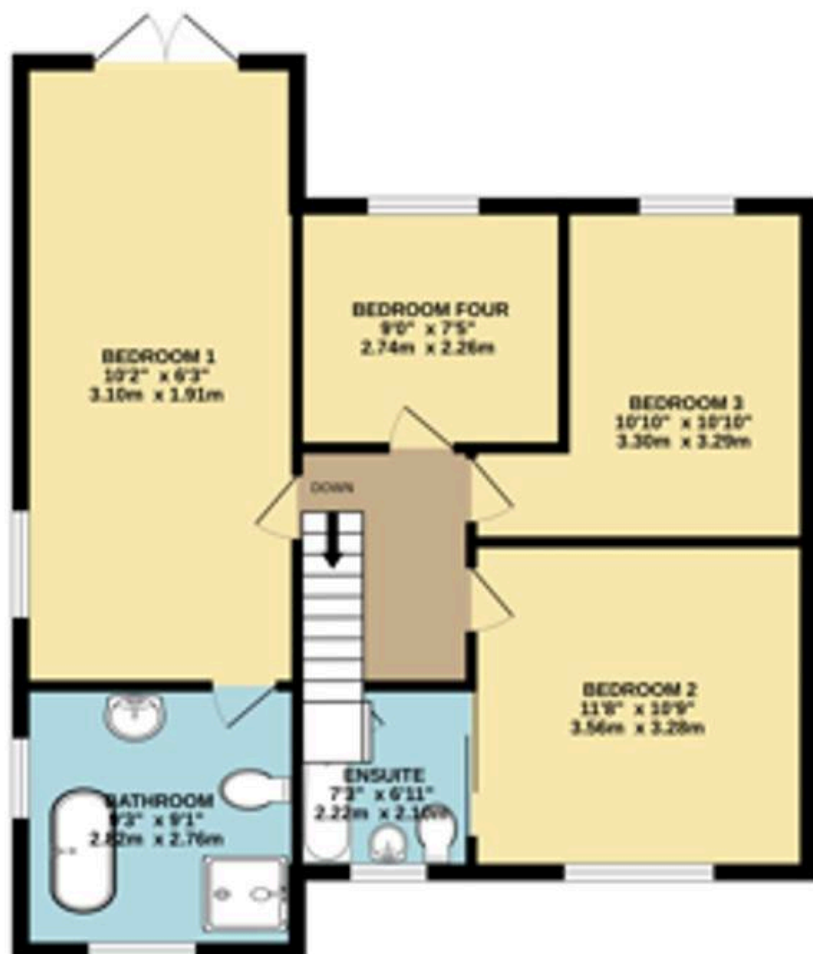




GROUND FLOOR
708 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1390 sq.ft. (129.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with floorplan 02026



Miller Metcalfe Harwood

Miller Metcalfe Sales & Lettings, 87A Lea Gate - BL2 4BQ

01204 308000 • harwood@millermetcalfe.co.uk • millermetcalfe.co.uk/

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